

October 27, 2003

Larry D'Andrea
EPA Brownfields Project Officer
EPA Region 2
290 Broadway, 18th Floor
New York, NY 10007

**Re: City of Glens Falls, NY Assistance ID # BP98228901-0
Brownfields Assessment Demonstration Pilot: Quarterly Progress Report #12 for
FFQ Ending 9/30/03**

Dear Mr. D'Andrea:

Enclosed please find Quarterly Report #12 for the City of Glens Falls "Warren Street Corridor Brownfield Program", for the Federal Fiscal Quarter ending September 30, 2003. Copies of the updated/edited Fact Sheet and Site Profiles are also enclosed.

The City has continued to move the program forward within this period. In mid August, the City received final comments from the EPA on the Phase II work plans which were originally submitted in March of this year. These comments were addressed in an addendum letter on August 18, 2003. In early September 2003, the City received first verbal, and then written approval of the work plans. As a result, the Phase II activities were initiated.

Prior to starting the field work, owners of the sites were provided with Phase II access agreements. These agreements were signed by the owners of 36 Elm Street and 107-117 Warren Street. The owner of 20 Elm Street opted not to continue to participate in the program.

The subsurface investigation components of the Phase II programs at both participating sites were initiated during the last week of September 2003. Groundwater sampling, sludge, and tank sand sampling, as well as the 36 Elm Street asbestos review were completed during the first two weeks of October 2003. CHA is currently awaiting the laboratory data associated with the field activities, and will be issuing the Phase II reports in early November 2003.

To address the fact that the owner of 20 Elm Street has elected not to continue to participate in the program, CHA and the City of Glens Falls have supplied Mr. Peter Kudan, the owner of 19-23 Haskell Avenue, with an access agreement to complete a Phase I ESA of his property. This property is a former industrial facility currently used as a warehouse that is within the original Warren Street Corridor, and was identified as a high priority site during the screening phase of

the project. For personal reasons, Mr. Kudan originally elected not to participate in the Brownfield program. However, he is now interested in selling the property. We will keep you and your staff apprised of the progress regarding this new site during the course of this current fiscal quarter.

Finally, at this time, the City of Glens Falls requests a second "no-cost" time extension through April 1, 2004. This request can be attributed to the time associated with multiple revisions to the Phase II work plans, and to recent property owner access constraints.

Please do not hesitate to contact this office if you have any questions or concerns regarding this letter, the enclosed Quarterly Report, or the request cited above. Thank you very much for your on-going assistance.

Sincerely,

A handwritten signature in cursive script that reads "Roy L. Thomas".

Roy L. Thomas
Brownfields Coordinator

cc: Lya Theodoratos
Benny Hom
Carol Hemington w/o enclosure

QUARTERLY PROGRESS REPORT

BROWNFIELDS ASSESSMENT DEMONSTRATION PILOT

ASSISTANCE ID No. BP98228901-0

City of Glens Falls “Warren Street Corridor Brownfield Program”

REPORT # 12

Dated: October 29, 2003

FEDERAL FISCAL QUARTER ENDING: 9/30/03

**CITY OF GLENS FALLS, NEW YORK
42 Ridge Street
Glens Falls, NY 12801**

(Contact: Roy L. Thomas: 518-761-3883)

QUARTERLY PROGRESS REPORT
Report #12 - FFQ ending 6/30/03

Brownfields Assessment Demonstration Pilot
ASSISTANCE ID No. BP98228901-0

City of Glens Falls Warren Street Corridor

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EPA Standard Form 270 (Request for Advance or Reimbursement)

Brownfields Assessment Demonstration Pilot

ASSISTANCE ID No. BP98228901-0

QUARTERLY PROGRESS REPORT # 12

7/1/03 through 9/30/03

City of Glens Falls Warren Street Corridor

1.0 Program Progress

1.1 Modifications to the Work Plan

There were no substantive modifications to the Work Plan during this reporting period. However, at this time, the City of Glens Falls requests a second “no-cost” time extension through April 1, 2004. This request can be attributed the need for multiple revisions to the Phase II work plans, and to recent property owner access constraints.

The first “no-cost” time extension request was put forth in the quarterly submission for the period ending March 31, 2002. The City requested the first extension as a result of the selection of a professional consultant, Clough Harbour Associates, LLP (CHA).

1.2 Status of Activities During Reporting Period

A. Community Involvement Activities:

The City established and has maintained the Brownfields Team which was developed by City officials and the City’s consultants. The Team includes neighborhood and community-wide representation. The Brownfields Team first met on February 12, 2002, and has met a total of eight times since its inception.

One meeting was held during this reporting period on September 29, 2003. During this meeting, representatives from The City of Glens Falls and CHA presented a summary of preliminary activities, and a summary of the Phase II ESA process and preliminary Phase II results. Next the activities that would complete the project under the current grant were discussed.

During this meeting, the team was also informed that the City of Glens Falls was successful in obtaining a Fiscal Year 2003 EPA grant for the Elm Street-Hudson River Corridor. The possibility of filing a New York State Brownfield Grant Application for the 36 Elm Street property was also discussed.

The September 20, 2003 meeting was well attended and all present were in general concurrence with the actions that have been taken during the course of the project.

It should also be noted that a Citizen Participation plan for the project was completed and that it is on file at the Crandall Library and in the City's Community Development Office along with the Phase II project plans and related correspondence.

B. Site Activities

The draft Work Plan & Sampling Plan, Quality Assurance Project Plan (QAPP), Citizen Participation Plan and Health & Safety Plan were submitted to EPA for review on March 21, 2003. These plans addressed work to be completed at 107-117 Warren Street, 20 Elm Street, and 36 Elm Street. EPA comments on the Work Plan & Sampling Plan and the QAPP were received in a letter dated May 21, 2003. The City's response to the comments was sent to EPA for review and approval on June 23, 2003.

The City received final comments from the EPA on the work plans in a letter dated August 12, 2003. These comments were addressed in an addendum letter on August 18, 2003. In early September, 2003 the City received first verbal, and then written approval of the work plans. As a result, the Phase II activities were initiated.

Prior to starting the field work, owners of the sites were provided with Phase II access agreements. These agreements were signed by the owners of 36 Elm Street and 107-117 Warren Street. The owner of 20 Elm Street opted not to continue to participate in the program.

The subsurface investigation components of the Phase II programs at both participating sites were initiated during the last week of September 2003. Groundwater sampling, sludge, and tank sand sampling, as well as the 36 Elm Street asbestos review were completed during the first two weeks of October 2003. CHA is currently awaiting the laboratory data associated with the field activities, and will be issuing the Phase II reports for the sites during November of 2003.

To address the fact that the owner of 20 Elm Street has elected not to continue to participate in the program, the City of Glens Falls has supplied Mr. Peter Kudan, the owner of 19-23 Haskell Avenue, with an access agreement to complete a Phase I ESA

of his property. This property is a former industrial facility currently used as a warehouse. This site is within the original Warren Street Corridor and was identified as a high priority site during the screening phase of the project. Mr. Kudan originally elected not to participate in the Brownfield program. However, he is now currently interested in selling the property.

C. Brownfields Program Activities (travel, meetings):

None, in this reporting period.

D. Non-Grant Brownfields Activities:

To date, there have been no non-grant brownfield activities initiated within the Warren Street Corridor. As noted above, however, the City will likely be filing a State Brownfield Grant application to facilitate the further investigation and remediation of the 36 Elm Street property.

As noted in prior quarterly reports, the City has completed the redevelopment of a site directly adjacent to City Hall, known as the "City Hall Project", in the downtown Three Squares Historic District, under the NYSDEC Brownfields program.

The City is also re-developing Brownfields acreage owned by the City (known as Veteran's Field) located in the Town of Queensbury off Luzerne Road into a light industrial/technical park.

E. Current Status

CHA is currently in the process of preparing the Phase II ESA reports for 36 Elm Street and 107-117 Warren Street. These Reports will be completed in November 2003.

1.3 Site Specific Products

- A. Preparation of response to EPA comments on the Work Plan & Sampling Plans and was completed and sent to EPA on August 18, 2003: This product took roughly 16 hours to prepare.
- B. Access agreements were prepared for the Phase II activities in September of 2003: This effort took approximately eight hours to complete.

1.4 Problems Encountered/Assistance Needed

No significant problems were encountered during this reporting period. Final EPA comments on the Phase II Work Plan & Sampling Plan and the QAPP were received and a response to the comments was drafted and submitted to EPA for review and approval which was obtained in early September of 2003.

In mid September, it became evident that the owner of the property at 20 Elm Street no longer wanted to participate in the Brownfield Program. As a result, and as stated above, the City has initiated conversations with the owner of the site at 19-23 Haskell Avenue. The first step with respect to this site would be to complete a Phase I ESA relative to this property.

2.0 Schedule and Budget Status

2.1 Schedule / Percent Complete.

The table provided below presents the schedule/percent complete.

Schedule of Task/Milestones	Original Time Frame, developed August, 2000	Anticipated Time Frame, as of June, 2003	Percent Complete
Form BF Team	Oct. - Dec. '00	Dec. '01 - Jan. '02	100%
RFP – consultant	(not included)	Aug. '01 - Dec. '01	100%
Site Inventory		Jan. '02 - Apr. '02	100%
Identify sites	Oct. - Dec. '00	Apr. '02 - Jul. '02	100%
Prioritize Sites	Jan. - Mar. '00	May '02 - Jul. '02	100%
Site Assessments (4) Phase I & (3) Phase II	Apr. - Dec. '01	Sept. '02 – Jan. '04	70%
End Use Planning	Jun. '01 - Jun. '02	Dec. '02 - March. '04	5%
Community Involvement			
CI Plan	Oct. '01	Feb. 03	100%
Meetings	Oct. '00 - Sept. '02	~monthly	90%
Newsletter (1/4y)	Dec. '00 - Sept. '02	Not yet determined	0%
Other: Website	Oct. '00 - Sept. '02	Not yet determined	0%
Reports			
Quarterly	Beginning Dec. '00	Dec. '00 – Dec. '03	Current
Annual FSR	Sept. '01 & Sept. '02	Sept. '01 & Sept. '02,	75%
Final Report	Sept. '02	Apr. '04	5%
Deliverables			
QA/QC Generic	Dec. '00	Final Submission – August '03	100%
Site Sampling Plan	Mar., Jun., Sept. '01	Final Submission – August 03	100%

As suggested in the preceding table, an initial delay was experienced during the course of this project, however, said delay can largely be associated with contractual matters and the time that it took to advertise for and retain a consultant. Since the consultant has been under contract, the project has largely been on schedule.

As stated in Section 1.1 of this report , at this time, the City of Glens Falls requests a second “no-cost” time extension through April 1, 2004. This request can be attributed to the need for multiple revisions to the Phase II work plans, and to the referenced property owner access constraints.

2.2 Funds Expended.

A summary of the funds expended as of the close of this reporting period is provided in the table which follows.

Summary of Expenses by Category (Reporting Period: 7/1/03 – 9/30/03)

Budget Category	Approved Budget	Previous Expense	Quarter Expense	Cumulative Expense	Budget Balance
Personnel	\$ 20,000.00	\$ 9,239.75	\$ 1,177.50	\$ 10,417.25	\$ 9,582.75
Fringe Benefits	\$ 6,000.00	-	-	-	\$ 6,000.00
Travel	\$ 7,000.00	\$ 3,365.88	-	\$ 3,365.88	\$ 3,634.12
Equipment	-	-	-	-	-
Supplies	\$ 2,000.00	-	-	-	\$ 2,000.00
Contractual	\$ 165,000.00	\$ 120,494.00	\$ 14,202.99	\$ 134,696.99	\$ 30,303.01
Other	-	-	-	-	-
Total	\$ 200,000	\$ 133,099.63	\$ 15,380.49	\$ 148,480.12	\$ 51,519.88


Note: It is understood that the City will provide supplemental financial data for the final report.

2.3 Budget Projection

The City has continued to move the program forward within this period. Significant budget modifications are not proposed at this time. The City and its consultant have developed a refined budget projection for the Phase II activities based upon Phase II investigation costs as they relate to the approved Phase II Work Plan and QAPP. The projected cost of these activities fall well within the budget balance stated above.

EPA Standard Form 270
(Request for Advance or Reimbursement)

REQUEST FOR ADVANCE OR REIMBURSEMENT <i>(See Instructions on back)</i>		OMB APPROVAL NO 0348-0004		PAGE 1 OF 2 2 PAGES
		1. TYPE OF PAYMENT REQUESTED <input type="checkbox"/> ADVANCE <input checked="" type="checkbox"/> REIMBURSEMENT <input type="checkbox"/> FINAL <input checked="" type="checkbox"/> PARTIAL	a. "X" one or both boxes <input type="checkbox"/> ADVANCE <input checked="" type="checkbox"/> REIMBURSEMENT b. "X" the applicable box <input type="checkbox"/> FINAL <input checked="" type="checkbox"/> PARTIAL	
3. FEDERAL SPONSORING AGENCY AND ORGANIZATIONAL ELEMENT TO WHICH THIS REPORT IS SUBMITTED U. S. Environmental Protection Agency		4. FEDERAL GRANT OR OTHER IDENTIFYING NUMBER ASSIGNED BY FEDERAL AGENCY US EPA #BP98228901-1		5. PARTIAL PAYMENT REQUEST NUMBER FOR THIS REQUEST #10
6. EMPLOYER IDENTIFICATION NUMBER 14-6002198	7. RECIPIENT'S ACCOUNT NUMBER OR IDENTIFYING NUMBER	8. PERIOD COVERED BY THIS REQUEST FROM (Month, day, year) July 1, 2003 TO (Month, day, year) September 30, 2003		
9. RECIPIENT ORGANIZATION Name: City of Glens Falls Number and Street: City Hall, 42 Ridge street City, State and ZIP Code: Glens Falls, NY 12081		10. PAYEE (Where check is to be sent if different than item 9) Name: Number and Street: City, State and ZIP Code:		
11. COMPUTATION OF AMOUNT OF REIMBURSEMENTS/ADVANCES REQUESTED				
PROGRAMS/FUNCTIONS/ACTIVITIES ►	(a) <i>Personnel</i>	(b) <i>Personnel Travel</i>	(c) <i>Contractual</i>	TOTAL
a. Total Program outlays to date (As of date)	\$10,417.25	\$ 3,365.88	\$ 134,696.99	\$ 148,480.12
b. Less: Cumulative program income	-	-	-	-
c. Net program outlays (Line a minus line b)	\$10,417.25	\$ 3,365.88	\$ 134,696.99	\$ 148,480.12
d. Estimated net cash outlays for advance period	-	-	-	-
e. Total (Sum of lines c & d)	\$10,417.25	\$ 3,365.88	\$ 134,696.99	\$ 148,480.12
f. Non-Federal share of amount on line e	-	-	-	-
g. Federal share of amount on line e	\$10,417.25	\$ 3,365.88	\$ 134,696.99	\$ 148,480.12
h. Federal payments previously requested	\$ 9,239.75	\$ 3,365.88	\$ 120,494.00	\$ 133,099.63
i. Federal share now requested (Line g minus line h)	\$ 1,177.50	-	\$ 14,202.99	\$ 15,380.49
j. Advances required by month, when requested by Federal grantor agency for use in making prescheduled advances	1 st month			
	2 nd month			
	3 rd month			
12. ALTERNATE COMPUTATION FOR ADVANCES ONLY				
a. Estimated Federal cash outlays that will be made during period covered by the advance				\$
b. Less: Estimated balance of Federal cash on hand as a beginning of advance period				
c. Amount requested (Line a minus line b)				\$

13. CERTIFICATION		
I certify that to the best of my knowledge and belief the data on the reverse are correct and that all outlays were made in accordance with the grant conditions or other agreement and that payment is due and has not been previously requested	SIGNATURE OR AUTHORIZED CERTIFYING OFFICIAL 	DATE REQUEST SUBMITTED 10/30/03
	TYPED OR PRINTED NAME AND TITLE Robert A. Regan, Mayor	TELEPHONE (AREA CODE, NUMBER, EXTENSION) 518-761-3804

This space for agency use

Public reporting burden for this collection of information is estimated to average 60 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0004), Washington, DC 20503

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

INSTRUCTIONS

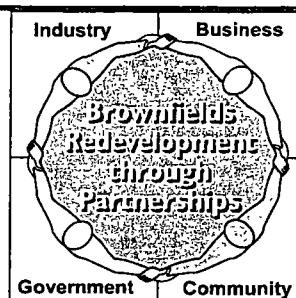
Please type or print legibly. Items 1, 3, 5, 9, 10, 11e, 11f, 11g, 11i, 12 and 13 are self-explanatory; specific Instructions for other items are as follows:

Item	Entry	Item	Entry
2	Indicate whether request is prepared on cash or accrued expenditure basis. All requests for advances shall be prepared on a cash basis.		additional columns are needed, use as many additional forms as needed and indicate page number in space provided in upper right; however, the summary totals of all programs, functions, or activities should be shown in the "total" column on the first page.
4	Enter the Federal grant number, or other identifying number assigned by the Federal sponsoring agency. If the advance or reimbursement is for more than one grant or other agreement, insert N/A; then, show the aggregate amounts. On a separate sheet, list each grant or agreement number and the Federal share of outlays made against the grant or agreement.	11a	Enter in "as of date," the month, day, and year of the ending of the accounting period to which this amount applies. Enter program outlays to date (net of refunds, rebates, and discounts), in the appropriate columns. For requests prepared on a cash basis, outlays are the sum of actual cash disbursements for goods and services, the amount of indirect expenses charged, the value of in-kind contributions applied, and the amount of cash advances and payments made to subcontractors and subrecipients. For requests prepared on an accrued expenditure basis, outlays are the sum of the actual cash disbursements, the amount of indirect expenses incurred, and the net increase (or decrease) in the amounts owed by the recipient for goods and other property received and for services performed by employees, contracts, subgrantees and other payees.
6	Enter the employer identification number assigned by the U.S. Internal Revenue Service, or the FICE (institution) code if requested by the Federal agency.	11b	Enter the cumulative cash income received to date, if requests are prepared on a cash basis. For requests prepared on an accrued expenditure basis, enter the cumulative income earned to date. Under either basis, enter only the amount applicable to program income that was required to be used for the project or program by the terms of the grant or other agreement.
7	This space is reserved for an account number or other identifying number that may be assigned by the recipient.	11d	Only when making requests for advance payments, enter the total estimated amount of cash outlays that will be made during the period covered by the advance.
8	Enter the month, day, and year for the beginning and ending of the period covered in this request. If the request is for an advance or for both an advance and reimbursement, show the period that the advance will cover. If the request is for reimbursement, show the period for which the reimbursement is requested.	13	Complete the certification before submitting this request.
<p>Note: The Federal sponsoring agencies have the option of requiring recipients to complete items 11 or 12, but not both. Item 12 should be used when only a minimum amount of information is needed to make an advance and outlay information contained in item 11 can be obtained in a timely manner from other reports.</p> <p>11 The purpose of the vertical columns (a), (b), and (c) is to provide space for separate cost breakdowns when a project has been planned and budgeted by program, function, or activity. If</p>			

**City of Glens Falls, New York
Brownfields Assessment Demonstration Pilot**

U.S. EPA, Region 2
290 Broadway
New York, New York 10007

April 2003



Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In May 2000, the U.S. Environmental Protection Agency (EPA) selected the City of Glens Falls, New York, to receive a Brownfields Demonstration Assessment Pilot grant. Glens Falls is a small city (approximately 15,000 residents and 3.9 square miles) located in upstate New York along the Hudson River in Warren County. Its proximity to the forest-rich Adirondacks makes it a gateway to the Adirondack region. The City's location has also made it a major supplier of paper and the site of manufacturing industries such as cement processing, textiles, metal fabrication, lumber, pulp, and paper mills for more than a century.

However, over the past 40 years, many of these manufacturing properties have been abandoned and vacated as international competition, increased automation, and large-scale price reductions resulted in factory closings and lost jobs. During the past few decades, Glens Falls has seen a large shift of population and industry out of the community. Population has fallen by almost a thousand people per decade while surrounding towns have grown rapidly.

Glens Falls' Warren Street Corridor, and its surrounding neighborhood, has been particularly hard hit by these losses and has a poverty rate of 20.4 percent. In addition, the numerous brownfields in the area have not only blighted the neighborhood but have also decreased local investment and local pride. To reverse these conditions, Glens Falls identified the Warren Street Corridor as a primary target for economic revitalization. Warren Street is a major gateway to the City of Glens Falls and is also a primary route through one of the City's poorest areas.

The City's brownfields program has identified brownfields areas which may require remediation, and are slated for cleanup and reuse activities using funds leveraged from public and private sources. Through discussions held by local development officials and neighborhood groups, it has been determined that the assessment and redevelopment of the Warren Street Corridor has the highest priority of the areas, and as a result will become the focus of the Brownfields Pilot.

Other brownfields work that is currently being performed by the City outside of the Brownfields Pilot Program includes the redevelopment of a site directly adjacent to City Hall, in the downtown Three Squares Historic District. This work is being performed under the NYSDEC Brownfields program. The City is also redeveloping brownfields acreage owned by the City (known as Veteran's Field) and located in the Town of Queensbury, into a light industrial/technical park.

In order to address the City's brownfield sites outside of the Warren Street Corridor and the Brownfields Pilot Program, Glens Falls has partnered with numerous groups and agencies. For example, the City has recently received \$31,500 in funding from the New York Department of Environmental Conservation (DEC) to investigate one of the brownfields outside of the Warren Street Corridor. Additionally, investigation of a landfill contaminated with polychlorinated biphenyls (PCB) will be funded by the City and DEC. Other groups with whom the City may form partnerships include the Feeder Canal Alliance, a non-profit citizen organization founded in 1987 to preserve and enhance the Feeder Canal, the U.S. Department of Housing and Urban Development (HUD), the Warren County Planning Department, and the Adirondack Regional Chamber of Commerce.

II. Brownfields Pilot Progress

Implementation Strategy

As part of Glens Falls' overall plans for both economic and community development, the City's brownfields strategy seeks to reclaim older abandoned and underutilized industrial sites for a variety of productive uses including industrial development, commercial development, and public open space. Glens Falls' brownfields program is carried out by the City's Economic Development Department.

Finally, it should be noted that the City of Glens Falls was recently awarded a Fiscal Year 2003 grant from EPA to address the Elm Street - Hudson River Corridor in the City. The work to be completed under this new grant will complement the work performed under the existing grants and will serve to continue to identify and quantify environmental

concerns that are current barriers to redevelopment

The Warren Street Corridor project will soon become part of a larger plan that is currently being developed by the City. The city-wide Master Plan will incorporate all of the City's brownfields redevelopment efforts and will involve public forums to shape the final goals and objectives of the City's brownfields program and to develop specific plans of action. The focus of the Master Plan is business recruitment and downtown revitalization. According to City officials involved with the draft Master Plan, the Warren Street Corridor is a prime area targeted for new business and development.

One of the City's first activities under the Pilot was the formation of a Brownfields Team to assist the project director with resource coordination, activity planning, and program implementation. The Brownfields Team consists of representatives from city and county economic development groups, state environmental officials, businesses, local banking and real estate officials, and other members of the public affected by brownfield sites.

Community Involvement

The City has already developed strong ties with various community groups under the existing redevelopment programs. As one of the first tasks, the City intends to increase the amount of community involvement under the Pilot through the implementation of a Community Involvement Plan (CIP). The objective of the CIP is to identify, organize, and involve the affected communities and citizens in the site selection, assessment, and cleanup process. To educate and inform the public on the City's brownfields progress, the City will use existing outlets such as local newspaper, public-access cable, information repositories, neighborhood and

forums, ~~and a dedicated website~~. Additional activities will include ^dthe development of a ~~brownfields newsletter~~ and the creation of a Brownfields Team, representing various sectors of the community and public. The Brownfields Team attends ~~monthly~~ ^{regular} meetings to provide opportunities for stakeholders to provide input.

A Consultant Proposal review team was established to ensure community involvement in the selection of a qualified professional engineering and planning consultant, experienced in brownfields identification and analysis. The Consultant Proposal review team was established to read and review consultant proposals submitted to the City. This committee consists of the Brownfields Coordinator, the Community Development Consulting Firm, and representatives from the community, including members of the Warren Street Corridor community. As a result of this initiative, Clough, Harbour & Associates ^{LLP} was selected.

The City hosted a Brownfields Workshop, sponsored by the EPA, and attended by a cross-section of the community. The list of stakeholders compiled for this meeting assisted the City in developing its Brownfields Team.

To date, the consultant team has conducted ^{eight} ~~several~~ community involvement meetings. At these meetings, the consultant team restates the Brownfields Program objectives and project scope, and provides a summary of activities that have been completed to date. Meeting attendees are encouraged to participate in roundtable discussions and workshop activities.

One of the key elements of the CIP is the assistance of the Northeast Hazardous Substance Research Center (NHSRC). The NHSRC is an EPA-funded consortium of colleges and universities headed by the New Jersey Institute of Technology. The NHSRC provides assistance to communities involved in brownfields through programs such as Technical Outreach Services for Communities and Technical Assistance to Brownfields Communities.

The City also regularly solicits community input through the annual Citizen Participation Process that is required under the Entitlement Community Development Block Grant Program (CDBG) administered by HUD. This process is conducted to collect public comments and determine priorities regarding the use of CDBG funding provided to the City.

III. Brownfield Site Activities

Site Inventory

Of the five identified brownfield areas within the City, redevelopment of the Warren Street Corridor has the highest priority, and therefore is the focus of the Pilot. Initially, an area-wide assessment and inventory of the Warren Street Corridor properties was completed to identify environmental concerns and classify parcels according to both environmental risks and future development potential. The City selected Clough, Harbour & Associates, ^(LLP) a planning and engineering consultant experienced in brownfields identification and analysis, to assist with site inventory, identification, environmental assessment and end use planning and analysis.

To assist with the site inventory, the consultant team obtained database and geographical information system (GIS) data from Warren County and the City of Glens Falls. GIS was then used to prepare zoning and land use maps. The consultant team also searched an environmental database for brownfields properties within the Warren Street Corridor. The full site inventory for Glens Falls resulted in 645 parcels within the area of jurisdiction.

Using GIS, the consultant team then distinguished the sites by type of parcel: residential, commercial, industrial, etc. Brownfields parcels of interest were then grouped by location and

assigned an index identifier. Initial parcels of interest totaled 74 parcels. The Brownfields Team, composed of members of the community, reviewed and discussed the initial parcels of interest and provided additional input to the consulting team.

A Brownfields Site Ranking Worksheet was used to further develop the site inventory. Each parcel of interest was examined for the following attributes: land use, environmental condition, buildings/structures, occupancy, economic incentives, impact to low/moderate income area, job creation potential, and redevelopment/reuse potential. The worksheet identified ranking criteria specific to each attribute. Values were assigned and a weighted score was developed.

The consultant team selected 50 parcels of interest within the Warren Street Corridor for further evaluation, from a total of 645 properties within the entire Pilot jurisdiction area. Field data was then collected to help prioritize and rank the parcels of interest for redevelopment.

Site Selection

Following the area-wide assessment and inventory of the Warren Street Corridor properties, the site selection process was begun. The site selection process involved input and participation from members of the Brownfields Team, property owners in the Warren Street Corridor, and public forums held with neighborhood groups and other community organizations. Using the ranking results developed by the site inventory, owners of the top-ranking parcels were contacted and interviewed to verify interest in the program. Parcels whose owners were not interested in participating were then be eliminated from the listing. Once the top-ranking parcels with site access were determined, the consulting team reviewed the selected sites with the Brownfields Team.

Seven parcels were selected from the inventory by the Brownfields Team to be targeted sites. Access agreements have been sent to the subject property owners to that their properties could be included in the Brownfields Program. To date, access agreements have been obtained from three property owners. The targeted sites are: 20 Elm Street, 36 Elm Street, 34-38 Elm Street (City-owned), and 107-117 Warren Street.

Site Assessment and Reuse Planning

In addition, the Brownfield team met on September 29 to discuss the progress of the Phase II program.

To date, Phase I ESA reports have been completed on the three sites that the City has gained access to, as well as the site currently owned by the City (34-38 Elm Street). In the March 2003 letter which transmitted the Phase II Work Plans to the EPA for review, the City requested the funds associated with the final three phase I ESA's to be dedicated to the Phase II investigations.

A public meeting was held on March 3, 2003, to discuss the pending Phase II assessments. The Brownfield Team agreed Phase II ESAs would be completed relative to 20 Elm Street, 36 Elm Street, and 107-117 Warren Street.

Phase II assessment work will begin upon receipt of agency approval of the Work Plans. After the Phase II site assessments are completed, a completion report will be submitted to the agencies, and another public meeting will be held to inform the community of the assessment results. The City will also confer with neighborhood groups to determine the best redevelopment options for a given parcel.

was initiated in September of 2003

soon after the reports are submitted

Please refer to specific site profiles for the City of Glens Falls for more information.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Area: 645

8/5/03-Glens Falls, NY

As is stated in the quarterly report, the owner of the 20 Elm Street site 4 elected to discontinue his participation in the program. As a result the Phase II activities have focused solely on 36 Elm Street and 107-117 Warren Street. The City is currently in talks with another site owner to investigate his

For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventory: 645

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites, a state list of no-further actions sites, etc.

Properties Reported to be Targeted by Pilot: 45

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is "targeting", or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for Cleanup

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for Redevelopment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

VI. Current Activities

~~To date, four Phase I ESA reports have been completed. The City requested the final three Phase I ESAs not be completed and the associated grant monies be dedicated to the Phase II assessment of the three select sites. Work Plans have been prepared and submitted for Phase II investigations proposed relative to 20 Elm Street, 39 Elm Street, and 107-117 Warren Street, and are currently being reviewed by EPA. The field work associated with the~~

~~Phase II assessments of 107-117 Warren Street and 36 Elm Street has been completed. CHA is currently in the process of completing the Phase II ESA reports. These reports will follow the format specified in the EPA approved work plans. If In light of the fact that the owner elected not to continue to participate in the Brownfields Program, the City is currently in talks with the owner of an alternate site for inclusion in the program. The reports will be completed during November of 2003.~~

VII. Contact Information

Pilot Contact

Name: Roy Thomas
Title: Director of Community Development
Organization: City of Glens Falls
Address: 42 Ridge Street
Glens Falls, NY 12801
Phone: (518) 761-3883
Fax: (518) 761-5029
email: townie@capital.net

EPA Contact

Name: Lya Theodoratos
Title: Brownfields Project Manager
Organization: United States Environmental Protection Agency
Address: USEPA
290 Broadway, 18th Floor
New York, NY 10007
Phone: (212) 637-3260
Fax: (212) 637-4360
e-mail: theodoratos.lya@epa.gov

For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/brownfields>
Regional Website <http://www.epa.gov/region02/superfund/brownfields>

References:

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #10 April 18, 2003

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #9 January 17, 2003

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #8 October 16, 2002

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #7 July 31, 2002

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #6 March 31, 2002

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #5 January 28, 2002

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #4 October 29, 2001

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #3 July 25, 2001

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #2 March 25, 2001

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #1, January 29, 2001

Fact Sheet, EPA-500-F-00-098, May 2000

Glens Falls Proposal. Feb. 16, 2000

Conversations with EPA (Lya Theodoratos) on the following dates:

January 23, 2001

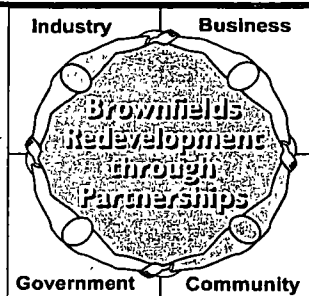
February 14, 2001

October 25, 2001

Glens Falls, New York
Brownfields Pilot Site Profile
36 Elm Street Site

U.S. EPA, Region 2
290 Broadway
New York, New York 10007

April 2003



1. Site Information

Site Name: 36 Elm Street Site

Site Location/Address: 36 Elm Street

Site Acreage: 0.13 acres

Zoning (Federal, EC/EZ, State or Local): Not provided.

Site Description and Current Ownership (*what is on the site currently; what activities occurred there; who owns the site?*): The Site is privately owned and is currently occupied by a three story, 17,550 square foot masonry building. Currently the Site is used for the storage of restaurant equipment and supplies. ~~Four~~ two above-ground storage tanks are on-site, but are not being used. ok

Site History and Past Ownership (*what type of business was on the site; what was the site used for; who were the past owners?*): Historically, the Site was used as a textile manufacturing facility. The building had been heated using a fuel oil-fired heating system, four aboveground storage tanks held the fuel oil.

Planned Reuse: Business Incubator.

Communities/Groups Involvement: Not provided.

2. Phase I

Site Assessment Started: ☒ Yes ☐ No Date: 2002

Site Assessment Completed: ☒ Yes ☐ No Date: 2002

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☒ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: \$2000

Additional information concerning funding:

3. Phase II

Site Assessment Started:

☒ Yes

☒ No

Date: September 2003

Site Assessment Completed:

☐ Yes

☒ No

Date:

Funded By:

☐ Local (City)

☐ Local (County)

☐ Private

☐ State

☒ EPA Pilot

☐ Other Federal

☐ Prior to Pilot

Amount Funded: \$6,000

Additional information concerning funding: Phase II work plans have been submitted to the EPA.

and approved by

4. Phase III (includes remedial plan)

Site Assessment Started:

☐ Yes

☒ No

Date:

Site Assessment Completed:

☐ Yes

☒ No

Date:

Funded By:

☐ Local (City)

☐ Local (County)

☐ Private

☐ State

☐ EPA Pilot

☐ Other Federal

☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

5. Cleanup Required

Is Cleanup Required? ☐ Yes ☐ No

6. Contaminants

Contaminants: Indicate if contaminants have been found in the property/parcel. If analysis has not been conducted or results are not yet available please check undetermined (Und.). If media (e.g., surface water) is not found in the property please check not applicable (N/A). List known contaminants in the space provided.

Media	Yes, No, Und., N/A	Contaminants
Soil/Sediments	Und.	
Groundwater	Und.	
Surface Water	Und.	
Building	Yes	Polychlorinated binphenyl (PCB) light ballasts, potential asbestos building material, potential lead-based paint coated surfaces

Other: <u>tanks</u>	Yes	Four aboveground storage tanks
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7. Cleanup Activities

Cleanup Activities Started? ☐ Yes ☒ No Date:

Cleanup Activities Complete? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

8. Redevelopment Dollars

Redevelopment Started? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

Briefly describe redevelopment on the site:

9. Jobs Created

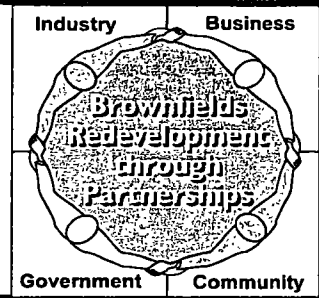
Construction/Cleanup Jobs (temporary):

Redevelopment Jobs (full or part time):

U.S. EPA, Region 2
290 Broadway
New York, New York 10007

**Glens Falls, New York
Brownfields Pilot Site Profile
107-117 Warren Street Site**

April 2003



1. Site Information

Site Name: 107-117 Warren Street Site

Site Location/Address: 107-117 Warren Street

Site Acreage: 1.95 acres

Zoning (Federal, EC/EZ, State or Local): Not provided.

Site Description and Current Ownership (*what is on the site currently; what activities occurred there; who owns the site?*): The Site privately owned and is currently occupied by a two to three story, 15,400 square foot wooden and concrete block building, and a single-story, 2,640 square foot concrete block building. Portions of the garage space are currently used for storage of lawn maintenance equipment and supplies.

Site History and Past Ownership (*what type of business was on the site; what was the site used for; who were the past owners?*): Historically, the Site was used for automotive sales and service. There is a 4,000 gallon fuel oil underground storage tank still on-site that had been used to hold fuel oil for the heating system.

Planned Reuse: Commercial Development (Service and Retail)

Communities/Groups Involvement: Not provided.

2. Phase I

Site Assessment Started: ☒ Yes ☐ No Date: 2002

Site Assessment Completed: ☒ Yes ☐ No Date: 2002

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☒ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: 2,400

Additional information concerning funding:

3. Phase II

Site Assessment Started: ☒ Yes

☒ No

Date: September 2003

Site Assessment Completed: ☐ Yes

☒ No

Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☒ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: 7,000

and approved by

Additional information concerning funding: Phase II work plans have been submitted to the EPA.

4. Phase III (includes remedial plan)

Site Assessment Started: ☐ Yes

☒ No

Date:

Site Assessment Completed: ☐ Yes

☒ No

Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

5. Cleanup Required

Is Cleanup Required? ☐ Yes ☐ No

6. Contaminants

Contaminants: Indicate if contaminants have been found in the property/parcel. If analysis has not been conducted or results are not yet available please check undetermined (Und.). If media (e.g., surface water) is not found in the property please check not applicable (N/A). List known contaminants in the space provided.

Media	Yes, No, Und., N/A	Contaminants
Soil/Sediments	Und.	
Groundwater	Und.	
Surface Water	Und.	
Building	Yes	Polychlorinated binphenyl (PCB) light ballasts, potential asbestos building material, potential lead-based paint coated surfaces

Other: <u>UST</u>	Yes	4,000 gallon fuel oil underground storage tank
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7. Cleanup Activities

Cleanup Activities Started? ☐ Yes ☒ No Date:

Cleanup Activities Complete? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

8. Redevelopment Dollars

Redevelopment Started? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

Briefly describe redevelopment on the site:

9. Jobs Created

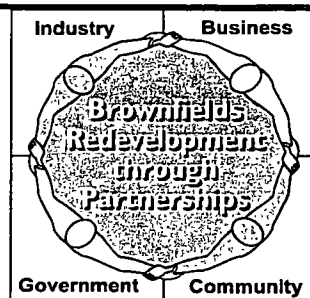
Construction/Cleanup Jobs (temporary):

Redevelopment Jobs (full or part time):

Glens Falls, New York
Brownfields Pilot Site Profile
20 Elm Street Site

U.S. EPA, Region 2
290 Broadway
New York, New York 10007

April 2003



1. Site Information

Site Name: 20 Elm Street Site

Site Location/Address: 20 Elm Street

Site Acreage: 1.61 acres

Zoning (Federal, EC/EZ, State or Local): Not provided.

Site Description and Current Ownership (*what is on the site currently; what activities occurred there; who owns the site?*): The Site is privately owned and currently occupied by a three story, 45,577 square foot brick building constructed in 1920. The building is used for storage, rental, and construction of theatrical equipment, props, and scenery.

Site History and Past Ownership (*what type of business was on the site; what was the site used for; who were the past owners?*): Historically, the Site was used for manufacturing of silk thread. The building was heated by coal and fuel oil in the past.

Planned Reuse: Commercial development (multi-use)

Communities/Groups Involvement: Not provided.

2. Phase I

Site Assessment Started: ☒ Yes ☐ No Date: 2002

Site Assessment Completed: ☒ Yes ☐ No Date: 2002

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☒ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: 2,400

Additional information concerning funding:

3. Phase II

Site Assessment Started: ☐ Yes ☒ No Date:

Site Assessment Completed: ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding: Phase II work plans have been submitted to EPA.

and approved by
However, this site owner has elected to discontinue participation in the Brownfields Program. As a result, Phase II activities will not be initiated.

4. Phase III (includes remedial plan)

Site Assessment Started: ☐ Yes ☒ No Date:

Site Assessment Completed: ☐ Yes ☐ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

5. Cleanup Required

Is Cleanup Required? ☐ Yes ☐ No

6. Contaminants

Contaminants: Indicate if contaminants have been found in the property/parcel. If analysis has not been conducted or results are not yet available please check undetermined (Und.). If media (e.g., surface water) is not found in the property please check not applicable (N/A). List known contaminants in the space provided.

Media	Yes, No, Und., N/A	Contaminants
Soil/Sediments	Und.	
Groundwater	Und.	
Surface Water	Und.	
Building	Yes	Transformers, potential asbestos building materials, potential lead-based paint coated surfaces
Other: _____		

7. Cleanup Activities

Cleanup Activities Started? ☐ Yes ☒ No Date:

Cleanup Activities Complete? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

8. Redevelopment Dollars

Redevelopment Started? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

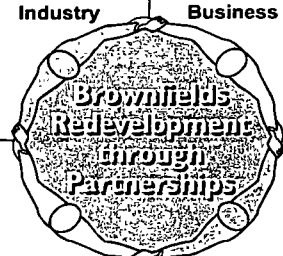
Additional information concerning funding:

Briefly describe redevelopment on the site:

9. Jobs Created

Construction/Cleanup Jobs (temporary):

Redevelopment Jobs (full or part time):

<p style="text-align: center;">Glens Falls, New York Brownfields Pilot Site Profile 34-38 Warren Street Site</p> <p>U.S. EPA, Region 2 290 Broadway New York, New York 10007</p> <p style="text-align: right;">April 2003</p>	<div style="text-align: center;">  </div>
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1. Site Information

Site Name: 34-38 Warren Street Site

Site Location/Address: 34-38 Warren Street

Site Acreage: 0.5 acres

Zoning (Federal, EC/EZ, State or Local): Not provided.

Site Description and Current Ownership (*what is on the site currently; what activities occurred there; who owns the site?*): The Site is currently owned by the City and is used as a parking lot.

Site History and Past Ownership (*what type of business was on the site; what was the site used for; who were the past owners?*): The Site has been used as a parking lot since the early 1970s.

Planned Reuse: Not provided.

Communities/Groups Involvement: Not provided.

2. Phase I

Site Assessment Started: ☒ Yes ☐ No Date: 2002

Site Assessment Completed: ☒ Yes ☐ No Date: 2002

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☒ EPA Pilot
 ☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

The Phase I ESA of 34-38 Warren Street indicated that there were no recognized environmental concerns associated with this site. As a result, no further investigation of the property is warranted or recommended at this time.

3. Phase II

Site Assessment Started: ☐ Yes ☒ No Date:

Site Assessment Completed: ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

4. Phase III (includes remedial plan)

Site Assessment Started: ☐ Yes ☒ No Date:

Site Assessment Completed: ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

5. Cleanup Required

Is Cleanup Required? ☐ Yes ☒ No

6. Contaminants

Contaminants: Indicate if contaminants have been found in the property/parcel. If analysis has not been conducted or results are not yet available please check undetermined (Und.). If media (e.g., surface water) is not found in the property please check not applicable (N/A). List known contaminants in the space provided.

Media	Yes, No, Und., N/A	Contaminants
Soil/Sediments	No	
Groundwater	No	
Surface Water	No	
Building	N/A	

Other: _____		
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7. Cleanup Activities

Cleanup Activities Started? ☐ Yes ☒ No Date:

Cleanup Activities Complete? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

8. Redevelopment Dollars

Redevelopment Started? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

Briefly describe redevelopment on the site:

9. Jobs Created

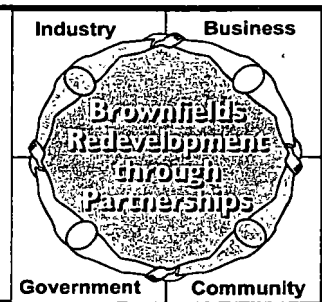
Construction/Cleanup Jobs (temporary):

Redevelopment Jobs (full or part time):

U.S. EPA, Region 2
290 Broadway
New York, New York 10007

**Glens Falls, New York
Brownfields Pilot Site Profile
34-38 Warren Street Site**

April 2003



1. Site Information

Site Name: 34-38 Warren Street Site

Site Location/Address: 34-38 Warren Street

Site Acreage: 0.5 acres

Zoning (Federal, EC/EZ, State or Local): Not provided.

Site Description and Current Ownership (*what is on the site currently; what activities occurred there; who owns the site?*): The Site is currently owned by the City and is used as a parking lot.

Site History and Past Ownership (*what type of business was on the site; what was the site used for; who were the past owners?*): The Site has been used as a parking lot since the early 1970s.

Planned Reuse: Not provided.

Communities/Groups Involvement: Not provided.

2. Phase I

Site Assessment Started: ☒ Yes ☐ No Date: 2002

Site Assessment Completed: ☒ Yes ☐ No Date: 2002

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☒ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

The Phase I ESA of 34-38 Warren Street indicated that there were no recognized environmental concerns associated with this site. As a result, no further investigation of the property is warranted or recommended at this time.

3. Phase II

Site Assessment Started: ☐ Yes ☒ No Date:

Site Assessment Completed: ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

4. Phase III (includes remedial plan)

Site Assessment Started: ☐ Yes ☒ No Date:

Site Assessment Completed: ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

5. Cleanup Required

Is Cleanup Required? ☐ Yes ☒ No

6. Contaminants

Contaminants: Indicate if contaminants have been found in the property/parcel. If analysis has not been conducted or results are not yet available please check undetermined (Und.). If media (e.g., surface water) is not found in the property please check not applicable (N/A). List known contaminants in the space provided.

Media	Yes, No, Und., N/A	Contaminants
Soil/Sediments	No	
Groundwater	No	
Surface Water	No	
Building	N/A	

Other: _____		
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7. Cleanup Activities

Cleanup Activities Started? ☐ Yes ☒ No Date: _____

Cleanup Activities Complete? ☐ Yes ☒ No Date: _____

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

8. Redevelopment Dollars

Redevelopment Started? ☐ Yes ☒ No Date: _____

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

Briefly describe redevelopment on the site:

9. Jobs Created

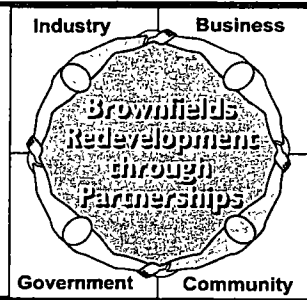
Construction/Cleanup Jobs (temporary):

Redevelopment Jobs (full or part time):

City of Glens Falls, New York Brownfields Assessment Demonstration Pilot

U.S. EPA, Region 2
290 Broadway
New York, New York 10007

April 2003



Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In May 2000, the U.S. Environmental Protection Agency (EPA) selected the City of Glens Falls, New York, to receive a Brownfields Demonstration Assessment Pilot grant. Glens Falls is a small city (approximately 15,000 residents and 3.9 square miles) located in upstate New York along the Hudson River in Warren County. Its proximity to the forest-rich Adirondacks makes it a gateway to the Adirondack region. The City's location has also made it a major supplier of paper and the site of manufacturing industries such as cement processing, textiles, metal fabrication, lumber, pulp, and paper mills for more than a century.

However, over the past 40 years, many of these manufacturing properties have been abandoned and vacated as international competition, increased automation, and large-scale price reductions resulted in factory closings and lost jobs. During the past few decades, Glens Falls has seen a large shift of population and industry out of the community. Population has fallen by almost a thousand people per decade while surrounding towns have grown rapidly.

Glens Falls' Warren Street Corridor, and its surrounding neighborhood, has been particularly hard hit by these losses and has a poverty rate of 20.4 percent. In addition, the numerous brownfields in the area have not only blighted the neighborhood but have also decreased local investment and local pride. To reverse these conditions, Glens Falls identified the Warren Street Corridor as a primary target for economic revitalization. Warren Street is a major gateway to the City of Glens Falls and is also a primary route through one of the City's poorest areas.

The City's brownfields program has identified brownfields areas which may require remediation, and are slated for cleanup and reuse activities using funds leveraged from public and private sources. Through discussions held by local development officials and neighborhood groups, it has been determined that the assessment and redevelopment of the Warren Street Corridor has the highest priority of the areas, and as a result will become the focus of the Brownfields Pilot.

Other brownfields work that is currently being performed by the City outside of the Brownfields Pilot Program includes the redevelopment of a site directly adjacent to City Hall, in the downtown Three Squares Historic District. This work is being performed under the NYSDEC Brownfields program. The City is also redeveloping brownfields acreage owned by the City (known as Veteran's Field) and located in the Town of Queensbury, into a light industrial/technical park.

In order to address the City's brownfield sites outside of the Warren Street Corridor and the Brownfields Pilot Program, Glens Falls has partnered with numerous groups and agencies. For example, the City has recently received \$31,500 in funding from the New York Department of Environmental Conservation (DEC) to investigate one of the brownfields outside of the Warren Street Corridor. Additionally, investigation of a landfill contaminated with polychlorinated biphenyls (PCB) will be funded by the City and DEC. Other groups with whom the City may form partnerships include the Feeder Canal Alliance, a non-profit citizen organization founded in 1987 to preserve and enhance the Feeder Canal, the U.S. Department of Housing and Urban Development (HUD), the Warren County Planning Department, and the Adirondack Regional Chamber of Commerce.

II. Brownfields Pilot Progress

Implementation Strategy

As part of Glens Falls' overall plans for both economic and community development, the City's brownfields strategy seeks to reclaim older abandoned and underutilized industrial sites for a variety of productive uses including industrial development, commercial development, and public open space. Glens Falls' brownfields program is carried out by the City's Economic Development Department.

Finally, it should be noted that the City of Glens Falls was recently awarded a Fiscal Year 2003 grant from EPA to address the Elm Street - Hudson River Corridor in the City. The work to be completed under this new grant will complement the work performed under the existing grant, and will serve to continue to identify and quantify environmental

concerns that are current barriers to redevelopment

The Warren Street Corridor project will soon become part of a larger plan that is currently being developed by the City. The city-wide Master Plan will incorporate all of the City's brownfields redevelopment efforts and will involve public forums to shape the final goals and objectives of the City's brownfields program and to develop specific plans of action. The focus of the Master Plan is business recruitment and downtown revitalization. According to City officials involved with the draft Master Plan, the Warren Street Corridor is a prime area targeted for new business and development.

One of the City's first activities under the Pilot was the formation of a Brownfields Team to assist the project director with resource coordination, activity planning, and program implementation. The Brownfields Team consists of representatives from city and county economic development groups, state environmental officials, businesses, local banking and real estate officials, and other members of the public affected by brownfield sites.

Community Involvement

The City has already developed strong ties with various community groups under the existing redevelopment programs. As one of the first tasks, the City intends to increase the amount of community involvement under the Pilot through the implementation of a Community Involvement Plan (CIP). The objective of the CIP is to identify, organize, and involve the affected communities and citizens in the site selection, assessment, and cleanup process. To educate and inform the public on the City's brownfields progress, the City will use existing outlets such as local newspaper, public-access cable, information repositories, neighborhood ^{uses} and

forums, and a dedicated website. Additional activities will include ^dthe development of a ~~brownfields newsletter~~ and the creation of a Brownfields Team, representing various sectors of the community and public. The Brownfields Team attends ~~monthly~~ ^{regular} meetings to provide opportunities for stakeholders to provide input.

A Consultant Proposal review team was established to ensure community involvement in the selection of a qualified professional engineering and planning consultant, experienced in brownfields identification and analysis. The Consultant Proposal review team was established to read and review consultant proposals submitted to the City. This committee consists of the Brownfields Coordinator, the Community Development Consulting Firm, and representatives from the community, including members of the Warren Street Corridor community. As a result of this initiative, Clough, Harbour & Associates ^{LLP} was selected.

The City hosted a Brownfields Workshop, sponsored by the EPA, and attended by a cross-section of the community. The list of stakeholders compiled for this meeting assisted the City in developing its Brownfields Team.

To date, the consultant team has conducted ~~several~~ ^{eight} community involvement meetings. At these meetings, the consultant team restates the Brownfields Program objectives and project scope, and provides a summary of activities that have been completed to date. Meeting attendees are encouraged to participate in roundtable discussions and workshop activities.

One of the key elements of the CIP is the assistance of the Northeast Hazardous Substance Research Center (NHSRC). The NHSRC is an EPA-funded consortium of colleges and universities headed by the New Jersey Institute of Technology. The NHSRC provides assistance to communities involved in brownfields through programs such as Technical Outreach Services for Communities and Technical Assistance to Brownfields Communities.

The City also regularly solicits community input through the annual Citizen Participation Process that is required under the Entitlement Community Development Block Grant Program (CDBG) administered by HUD. This process is conducted to collect public comments and determine priorities regarding the use of CDBG funding provided to the City.

III. Brownfield Site Activities

Site Inventory

Of the five identified brownfield areas within the City, redevelopment of the Warren Street Corridor has the highest priority, and therefore is the focus of the Pilot. Initially, an area-wide assessment and inventory of the Warren Street Corridor properties was completed to identify environmental concerns and classify parcels according to both environmental risks and future development potential. The City selected Clough, Harbour & Associates, ^{LLP} a planning and engineering consultant experienced in brownfields identification and analysis, to assist with site inventory, identification, environmental assessment and end use planning and analysis.

To assist with the site inventory, the consultant team obtained database and geographical information system (GIS) data from Warren County and the City of Glens Falls. GIS was then used to prepare zoning and land use maps. The consultant team also searched an environmental database for brownfields properties within the Warren Street Corridor. The full site inventory for Glens Falls resulted in 645 parcels within the area of jurisdiction.

Using GIS, the consultant team then distinguished the sites by type of parcel: residential, commercial, industrial, etc. Brownfields parcels of interest were then grouped by location and

assigned an index identifier. Initial parcels of interest totaled 74 parcels. The Brownfields Team, composed of members of the community, reviewed and discussed the initial parcels of interest and provided additional input to the consulting team.

A Brownfields Site Ranking Worksheet was used to further develop the site inventory. Each parcel of interest was examined for the following attributes: land use, environmental condition, buildings/structures, occupancy, economic incentives, impact to low/moderate income area, job creation potential, and redevelopment/reuse potential. The worksheet identified ranking criteria specific to each attribute. Values were assigned and a weighted score was developed.

The consultant team selected 50 parcels of interest within the Warren Street Corridor for further evaluation, from a total of 645 properties within the entire Pilot jurisdiction area. Field data was then collected to help prioritize and rank the parcels of interest for redevelopment.

Site Selection

Following the area-wide assessment and inventory of the Warren Street Corridor properties, the site selection process was begun. The site selection process involved input and participation from members of the Brownfields Team, property owners in the Warren Street Corridor, and public forums held with neighborhood groups and other community organizations. Using the ranking results developed by the site inventory, owners of the top-ranking parcels were contacted and interviewed to verify interest in the program. Parcels whose owners were not interested in participating were then be eliminated from the listing. Once the top-ranking parcels with site access were determined, the consulting team reviewed the selected sites with the Brownfields Team.

Seven parcels were selected from the inventory by the Brownfields Team to be targeted sites. Access agreements have been sent to the subject property owners so that their properties could be included in the Brownfields Program. To date, access agreements have been obtained from three property owners. The targeted sites are: 20 Elm Street, 36 Elm Street, 34-38 Elm Street (City-owned), and 107-117 Warren Street.

Site Assessment and Reuse Planning

In addition, the Brownfield team met on September 29 to discuss the progress of the Phase II program.

To date, Phase I ESA reports have been completed on the three sites that the City has gained access to, as well as the site currently owned by the City (34-38 Elm Street). In the March 2003 letter which transmitted the Phase II Work Plans to the EPA for review, the City requested the funds associated with the final three phase I ESA's to be dedicated to the Phase II investigations.

A public meeting was held on March 3, 2003, to discuss the pending Phase II assessments. The Brownfield Team agreed Phase II ESAs would be completed relative to 20 Elm Street, 36 Elm Street, and 107-117 Warren Street.

Phase II assessment work will begin upon receipt of agency approval of the Work Plans. After the Phase II site assessments are completed, a completion report will be submitted to the agencies and another public meeting will be held to inform the community of the assessment results. The City will also confer with neighborhood groups to determine the best redevelopment options for a given parcel.

soon after the reports are submitted

Please refer to specific site profiles for the City of Glens Falls for more information.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Area: 645

8/5/03-Glens Falls, NY

As is stated in the quarterly report, the owner of the 20 Elm Street site 4 elected to discontinue his participation in the program. As a result the Phase II activities have focused solely on 36 Elm Street and 107-117 Warren Street. The City is currently in talks with another site owner to immediate action.

For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventory: 645

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites, a state list of no-further actions sites, etc.

Properties Reported to be Targeted by Pilot: 45

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is "targeting", or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for Cleanup

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for Redevelopment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

VI. Current Activities

~~To date, four Phase I ESA reports have been completed. The City requested the final three Phase I ESAs not be completed and the associated grant monies be dedicated to the Phase II assessment of the three select sites. Work Plans have been prepared and submitted for Phase II investigations proposed relative to 20 Elm Street, 39 Elm Street, and 107-117 Warren Street, and are currently being reviewed by EPA.~~

The field work associated with the Phase II assessments of 107-117 Warren Street and 36 Elm Street has been completed. CHA is currently in the process of completing the Phase II ESA reports. These reports will follow the format specified in the EPA approved work plans. In light of the fact that the owner elected not to continue to participate in the Brownfields Program, the City is currently in talks with the owner of an alternate site for inclusion in the program. The remaining Phase II reports will be completed during November of 2003.

VII. Contact Information

Pilot Contact

Name: Roy Thomas
Title: Director of Community Development
Organization: City of Glens Falls
Address: 42 Ridge Street
Glens Falls, NY 12801
Phone: (518) 761-3883
Fax: (518) 761-5029
email: townie@capital.net

EPA Contact

Name: Lya Theodoratos
Title: Brownfields Project Manager
Organization: United States Environmental Protection Agency
Address: USEPA
290 Broadway, 18th Floor
New York, NY 10007
Phone: (212) 637-3260
Fax: (212) 637-4360
e-mail: theodoratos.lya@epa.gov

For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/brownfields>

Regional Website <http://www.epa.gov/region02/superfund/brownfields>

References:

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #10 April 18, 2003

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #9 January 17, 2003

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #8 October 16, 2002

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #7 July 31, 2002

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #6 March 31, 2002

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #5 January 28, 2002

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #4 October 29, 2001

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #3 July 25, 2001

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #2 March 25, 2001

Glens Falls, New York Brownfields Assessment Demonstration Pilot, Quarterly Progress Report #1, January 29, 2001

Fact Sheet, EPA-500-F-00-098, May 2000

Glens Falls Proposal. Feb. 16, 2000

Conversations with EPA (Lya Theodoratos) on the following dates:

January 23, 2001

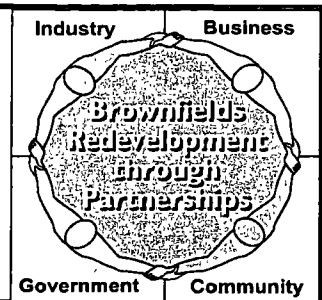
February 14, 2001

October 25, 2001

Glens Falls, New York
Brownfields Pilot Site Profile
36 Elm Street Site

U.S. EPA, Region 2
290 Broadway
New York, New York 10007

April 2003



1. Site Information

Site Name: 36 Elm Street Site

Site Location/Address: 36 Elm Street

Site Acreage: 0.13 acres

Zoning (Federal, EC/EZ, State or Local): Not provided.

Site Description and Current Ownership (*what is on the site currently; what activities occurred there; who owns the site?*): The Site is privately owned and is currently occupied by a three story, 17,550 square foot masonry building. Currently the Site is used for the storage of restaurant equipment and supplies. ~~Four~~ one above-ground storage tanks are on-site, but are not being used.

Site History and Past Ownership (*what type of business was on the site; what was the site used for; who were the past owners?*): Historically, the Site was used as a textile manufacturing facility. The building had been heated using a fuel oil-fired heating system, four aboveground storage tanks held the fuel oil.

Planned Reuse: Business Incubator.

Communities/Groups Involvement: Not provided.

2. Phase I

Site Assessment Started: ☒ Yes ☐ No Date: 2002

Site Assessment Completed: ☒ Yes ☐ No Date: 2002

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☒ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: \$2000

Additional information concerning funding:

3. Phase II

Site Assessment Started:

☒ Yes

☒ No

Date: September 2003

Site Assessment Completed:

☐ Yes

☒ No

Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☒ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: \$ 6,000

Additional information concerning funding: Phase II work plans have been submitted to the EPA.

and approved by

4. Phase III (includes remedial plan)

Site Assessment Started:

☐ Yes

☒ No

Date:

Site Assessment Completed:

☐ Yes

☒ No

Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

5. Cleanup Required

Is Cleanup Required? ☐ Yes ☐ No

6. Contaminants

Contaminants: Indicate if contaminants have been found in the property/parcel. If analysis has not been conducted or results are not yet available please check undetermined (Und.). If media (e.g., surface water) is not found in the property please check not applicable (N/A). List known contaminants in the space provided.

Media	Yes, No, Und., N/A	Contaminants
Soil/Sediments	Und.	
Groundwater	Und.	
Surface Water	Und.	
Building	Yes	Polychlorinated binphenyl (PCB) light ballasts, potential asbestos building material, potential lead-based paint coated surfaces

Other: <u>tanks</u>	Yes	Four aboveground storage tanks
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7. Cleanup Activities

Cleanup Activities Started? ☐ Yes ☒ No Date:

Cleanup Activities Complete? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

8. Redevelopment Dollars

Redevelopment Started? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

Briefly describe redevelopment on the site:

9. Jobs Created

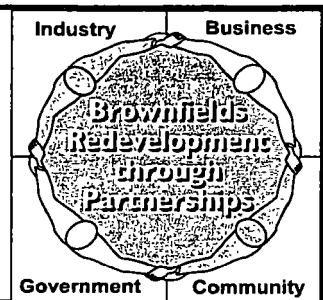
Construction/Cleanup Jobs (temporary):

Redevelopment Jobs (full or part time):

U.S. EPA, Region 2
290 Broadway
New York, New York 10007

**Glens Falls, New York
Brownfields Pilot Site Profile
107-117 Warren Street Site**

April 2003



1. Site Information

Site Name: 107-117 Warren Street Site

Site Location/Address: 107-117 Warren Street

Site Acreage: 1.95 acres

Zoning (Federal, EC/EZ, State or Local): Not provided.

Site Description and Current Ownership (*what is on the site currently; what activities occurred there; who owns the site?*): The Site privately owned and is currently occupied by a two to three story, 15,400 square foot wooden and concrete block building, and a single-story, 2,640 square foot concrete block building. Portions of the garage space are currently used for storage of lawn maintenance equipment and supplies.

Site History and Past Ownership (*what type of business was on the site; what was the site used for; who were the past owners?*): Historically, the Site was used for automotive sales and service. There is a 4,000 gallon fuel oil underground storage tank still on-site that had been used to hold fuel oil for the heating system.

Planned Reuse: Commercial Development (Service and Retail)

Communities/Groups Involvement: Not provided.

2. Phase I

Site Assessment Started: ☒ Yes ☐ No Date: 2002

Site Assessment Completed: ☒ Yes ☐ No Date: 2002

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☒ EPA Pilot
 ☐ Other Federal ☐ Prior to Pilot

Amount Funded: 2,400

Additional information concerning funding:

3. Phase II

Site Assessment Started: ☒ Yes

☒ No

Date: September 2003

Site Assessment Completed: ☐ Yes

☒ No

Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☒ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: 7,000

Additional information concerning funding: Phase II work plans have been submitted to the EPA. *and approved by*

4. Phase III (includes remedial plan)

Site Assessment Started: ☐ Yes

☒ No

Date:

Site Assessment Completed: ☐ Yes

☒ No

Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

5. Cleanup Required

Is Cleanup Required? ☐ Yes ☐ No

6. Contaminants

Contaminants: Indicate if contaminants have been found in the property/parcel. If analysis has not been conducted or results are not yet available please check undetermined (Und.). If media (e.g., surface water) is not found in the property please check not applicable (N/A). List known contaminants in the space provided.

Media	Yes, No, Und., N/A	Contaminants
Soil/Sediments	Und.	
Groundwater	Und.	
Surface Water	Und.	
Building	Yes	Polychlorinated binphenyl (PCB) light ballasts, potential asbestos building material, potential lead-based paint coated surfaces

Other: <u>UST</u>	Yes	4,000 gallon fuel oil underground storage tank
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7. Cleanup Activities

Cleanup Activities Started? ☐ Yes ☒ No Date:

Cleanup Activities Complete? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

8. Redevelopment Dollars

Redevelopment Started? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

Briefly describe redevelopment on the site:

9. Jobs Created

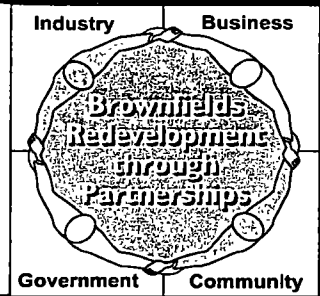
Construction/Cleanup Jobs (temporary):

Redevelopment Jobs (full or part time):

Glens Falls, New York
Brownfields Pilot Site Profile
20 Elm Street Site

U.S. EPA, Region 2
290 Broadway
New York, New York 10007

April 2003



1. Site Information

Site Name: 20 Elm Street Site

Site Location/Address: 20 Elm Street

Site Acreage: 1.61 acres

Zoning (Federal, EC/EZ, State or Local): Not provided.

Site Description and Current Ownership (*what is on the site currently; what activities occurred there; who owns the site?*): The Site is privately owned and currently occupied by a three story, 45,577 square foot brick building constructed in 1920. The building is used for storage, rental, and construction of theatrical equipment, props, and scenery.

Site History and Past Ownership (*what type of business was on the site; what was the site used for; who were the past owners?*): Historically, the Site was used for manufacturing of silk thread. The building was heated by coal and fuel oil in the past.

Planned Reuse: Commercial development (multi-use)

Communities/Groups Involvement: Not provided.

2. Phase I

Site Assessment Started: ☒ Yes ☐ No Date: 2002

Site Assessment Completed: ☒ Yes ☐ No Date: 2002

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☒ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: 2,400

Additional information concerning funding:

3. Phase II

Site Assessment Started: ☐ Yes ☒ No Date:

Site Assessment Completed: ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding: Phase II work plans have been submitted to EPA.

and approved by
However, this site owner has elected to discontinue participation in the Brownfields Program. As a result, Phase II activities will not be initiated.

4. Phase III (includes remedial plan)

Site Assessment Started: ☐ Yes ☒ No Date:

Site Assessment Completed: ☐ Yes ☐ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

5. Cleanup Required

Is Cleanup Required? ☐ Yes ☐ No

6. Contaminants

Contaminants: Indicate if contaminants have been found in the property/parcel. If analysis has not been conducted or results are not yet available please check undetermined (Und.). If media (e.g., surface water) is not found in the property please check not applicable (N/A). List known contaminants in the space provided.

Media	Yes, No, Und., N/A	Contaminants
Soil/Sediments	Und.	
Groundwater	Und.	
Surface Water	Und.	
Building	Yes	Transformers, potential asbestos building materials, potential lead-based paint coated surfaces
Other: _____		

7. Cleanup Activities

Cleanup Activities Started? ☐ Yes ☒ No Date:

Cleanup Activities Complete? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

8. Redevelopment Dollars

Redevelopment Started? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

Briefly describe redevelopment on the site:

9. Jobs Created

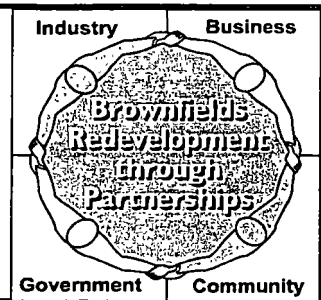
Construction/Cleanup Jobs (temporary):

Redevelopment Jobs (full or part time):

U.S. EPA, Region 2
290 Broadway
New York, New York 10007

**Glens Falls, New York
Brownfields Pilot Site Profile
34-38 Warren Street Site**

April 2003



1. Site Information

Site Name: 34-38 Warren Street Site

Site Location/Address: 34-38 Warren Street

Site Acreage: 0.5 acres

Zoning (Federal, EC/EZ, State or Local): Not provided.

Site Description and Current Ownership (*what is on the site currently; what activities occurred there; who owns the site?*): The Site is currently owned by the City and is used as a parking lot.

Site History and Past Ownership (*what type of business was on the site; what was the site used for; who were the past owners?*): The Site has been used as a parking lot since the early 1970s.

Planned Reuse: Not provided.

Communities/Groups Involvement: Not provided.

2. Phase I

Site Assessment Started: ☒ Yes ☐ No Date: 2002

Site Assessment Completed: ☒ Yes ☐ No Date: 2002

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☒ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

The Phase I ESA of 34-38 Warren Street indicated that there were no recognized environmental concerns associated with this site. As a result, no further investigation of the property is warranted or recommended at this time.

3. Phase II

Site Assessment Started: ☐ Yes ☒ No Date:

Site Assessment Completed: ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

4. Phase III (includes remedial plan)

Site Assessment Started: ☐ Yes ☒ No Date:

Site Assessment Completed: ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

5. Cleanup Required

Is Cleanup Required? ☐ Yes ☒ No

6. Contaminants

Contaminants: Indicate if contaminants have been found in the property/parcel. If analysis has not been conducted or results are not yet available please check undetermined (Und.). If media (e.g., surface water) is not found in the property please check not applicable (N/A). List known contaminants in the space provided.

Media	Yes, No, Und., N/A	Contaminants
Soil/Sediments	No	
Groundwater	No	
Surface Water	No	
Building	N/A	

Other: _____		
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7. Cleanup Activities

Cleanup Activities Started? ☐ Yes ☒ No Date:

Cleanup Activities Complete? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$ _____

Additional information concerning funding:

8. Redevelopment Dollars

Redevelopment Started? ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$ _____

Additional information concerning funding:

Briefly describe redevelopment on the site:

9. Jobs Created

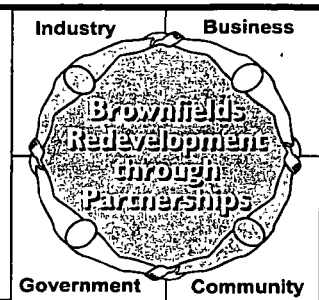
Construction/Cleanup Jobs (temporary):

Redevelopment Jobs (full or part time):

U.S. EPA, Region 2
290 Broadway
New York, New York 10007

**Glens Falls, New York
Brownfields Pilot Site Profile
34-38 Warren Street Site**

April 2003



1. Site Information

Site Name: 34-38 Warren Street Site

Site Location/Address: 34-38 Warren Street

Site Acreage: 0.5 acres

Zoning (Federal, EC/EZ, State or Local): Not provided.

Site Description and Current Ownership (*what is on the site currently; what activities occurred there; who owns the site?*): The Site is currently owned by the City and is used as a parking lot.

Site History and Past Ownership (*what type of business was on the site; what was the site used for; who were the past owners?*): The Site has been used as a parking lot since the early 1970s.

Planned Reuse: Not provided.

Communities/Groups Involvement: Not provided.

2. Phase I

Site Assessment Started: ☒ Yes ☐ No Date: 2002

Site Assessment Completed: ☒ Yes ☐ No Date: 2002

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☒ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

The Phase I ESA of 34-38 Warren Street indicated that there were no recognized environmental concerns associated with this site. As a result, no further investigation of the property is warranted or recommended at this time.

3. Phase II

Site Assessment Started: ☐ Yes ☒ No Date:

Site Assessment Completed: ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

4. Phase III (includes remedial plan)

Site Assessment Started: ☐ Yes ☒ No Date:

Site Assessment Completed: ☐ Yes ☒ No Date:

Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ EPA Pilot
☐ Other Federal ☐ Prior to Pilot

Amount Funded: _____

Additional information concerning funding:

5. Cleanup Required

Is Cleanup Required? ☐ Yes ☒ No

6. Contaminants

Contaminants: Indicate if contaminants have been found in the property/parcel. If analysis has not been conducted or results are not yet available please check undetermined (Und.). If media (e.g., surface water) is not found in the property please check not applicable (N/A). List known contaminants in the space provided.

Media	Yes, No, Und., N/A	Contaminants
Soil/Sediments	No	
Groundwater	No	
Surface Water	No	
Building	N/A	

Other: _____		
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7. Cleanup ActivitiesCleanup Activities Started? ☐ Yes ☒ No Date:Cleanup Activities Complete? ☐ Yes ☒ No Date:Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:
_____**8. Redevelopment Dollars**Redevelopment Started? ☐ Yes ☒ No Date:Funded By: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded:\$_____

Additional information concerning funding:

Briefly describe redevelopment on the site:
_____**9. Jobs Created**

Construction/Cleanup Jobs (temporary):

Redevelopment Jobs (full or part time):
